

Delegated Decision

Sign off Sheet

Ref. No:	DM/24/2819	Case Officer:	Andrew Horrell
Application Type:	Householder Application		
Proposal:	Proposed front and side two storey extension with raised decking to the rear.		
Site:	32 Wood Ride, Haywards Heath, West Sussex, RH16 4NJ, , , ,		
Validation Date	2 Jan 2025	Overall Expiry Date:	24 Jan 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	10 Feb 2025
Target Date:	27 Feb 2025	Recommending Officer Signature:	Andrew Horrell

Date Legal Agreement Completed: (if applicable)		No of Representations:	0
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Signed and Agreed By:	Stephen Ashdown	Date:	11 Feb 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/24/2819

**32 Wood Ride, Haywards Heath, West Sussex, RH16 4NJ, , ,
Proposed front and side two storey extension with raised decking to the rear.
Mr And Mrs Amos**

SUMMARY OF REPRESENTATIONS

None received

CONSULTEE COMMENTS

MSDC Drainage: The Flood Risk and Drainage Team have reviewed the information submitted in support of this application and can provide the following comments.

Subject to the extension finished floor levels set no lower than existing and the resistance and resilience measures suggested as per the Aegaea Flood Risk Assessment dated 02/01/2024, we have no objection to this development on flood risk grounds.

Drainage should be managed via Building Regulations and Building Control, as necessary.

Southern Water: Following on from the Weekly list sent on 3rd January 2025, Southern water has determined the Flow rate for the above site will remain the same/similar as capacity is not an issue and no southern water assets will be affected.

Therefore, Southern water has no objections to this proposal.

Surface water should not involve disposal to a public foul sewer and should be in line with the Hierarchy of H3 of Building Regulations. Drainage and waste disposal: Approved Document H - GOV.UK (www.gov.uk)

Any new connections to the public sewerage system will require a New Sewer Connection application (we sometimes refer to this as a Section 106) to be submitted and approved by Southern Water.

Due to changes in legislation that came in to force on 01 October 2011 regarding the future ownership of sewers it is possible that some previously owned private sewers now deemed to be public could also be crossing the above property which are not shown on the Southern Water records. Therefore, should any other sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and the potential means of access before any further works commence on site.

TOWN COUNCIL OBSERVATIONS

The Council SUPPORTS the application but wishes to raise concerns about the loss of greenery and vegetation at the site.

INTRODUCTION

Planning permission is sought for a proposed single storey front and side extension, two storey side extension and raised decking to the rear.

RELEVANT PLANNING HISTORY

None

SITE AND SURROUNDINGS

32 Wood Ride is a two storey pitched roofed semi-detached dwelling. The walls are a mix of face brickwork and painted brickwork with upvc doors and windows. The dwelling has existing rear decking.

To the north of the site is the adjoining No.30 (which is characterised by rear extensions), the south of the site is the set forward No.34 Wood Ride (side windows appear obscure glazed), to the east of the site is the driveway to the highway and to the west of the site is the rear garden with close boarded fencing to neighbours in Sunnywood Drive beyond.

The site is within the built-up area of Haywards Heath.

APPLICATION DETAILS

The existing front porch approximately measures 1.15m in depth, 1.4m in width with a height to eaves of 2.15m and an overall height of 2.9m

The proposed single storey front extension serving an utility room approximately measures 3.5m in depth, 2.272m with a height to eaves of 2.5m and an overall height of 3.3m

The proposed single storey front extension serving an enlarged living room approximately measures 3.5m in depth, 3.644m in width with a height to eaves of 2.5m and an overall height of 3m.

The recessed porch measures 2.15m in depth, 1.2m in width with a height to eaves of 2.5m and an overall height of 3.3m.

The proposed single storey side extension approximately measures 5.05m in depth, 0.98m in width with a height to eaves of 2.25m and an overall height of 3.3m.

The proposed two storey side extension approximately measures 5.05m in depth, 1.65m in width with a height to eaves of 4.5m and an overall height of 7.5m.

The proposed raised tiered decking to the rear approximately measures 2.1m in depth, 2.6m in width with a height of 0.8m.

Mid Sussex District Plan

The District Plan was adopted at Full Council on 28th March 2018.

Relevant policies:

DP26 (Design and Character)

Neighbourhood Plan

The Haywards Heath Neighbourhood Plan has been formally 'made' as of 15th December 2016.

Relevant policies:

E9 (Design)

H9 (Residential Extensions)

Site Allocations DPD

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no relevant policies.

Other Material Considerations

Mid Sussex District Plan 2021-2039 Submission Draft (Regulation 19)

The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 (Regulation 19) is currently at Examination and the stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to the majority of Policies in the draft District Plan and as such, only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

Relevant policies:

DPB1 - Character and Design

Mid Sussex Design Guide Supplementary Planning Document (SPD)

The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

National Planning Policy Framework (NPPF) (December 2024)

The National Planning Policy Framework (NPPF) 2024 is a material consideration. Paragraphs 8, 11, 131 and 135.

ASSESSMENT

Design and Character

Policy DP26 of the Mid Sussex District Plan states:

'All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- *is of high quality design and layout and includes appropriate landscaping and greenspace;*
- *contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- *protects open spaces, trees and gardens that contribute to the character of the area;*
- *protects valued townscapes and the separate identity and character of towns and villages;*
- *does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP27);*
- *creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- *incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- *positively addresses sustainability considerations in the layout and the building design;*
- *take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*

- *optimises the potential of the site to accommodate development."*

Policies Policy H9 and E9 of the Haywards Heath Neighbourhood Plan are most relevant.

Policy H9 states:

'Extensions to existing dwellings will be permitted where it meets the following criteria:

- o The scale, height and form fit unobtrusively with the existing building and the character of the street scene.*
- o Spacing between buildings would respect the character of the street scene.*
- o Gaps which provide views out to surrounding countryside are maintained.*
- o Materials are compatible with the materials of the existing building.*
- o The traditional boundary treatment of an area is retained and, where feasible reinforced.*
- o The privacy, daylight, sunlight and outlook of adjoining residents are safeguarded'.*

Policy E9 states:

'Developers must demonstrate how their proposal will protect and reinforce the local character within the locality of the site. This will include having regard to the following design elements:

- o height, scale, spacing, layout, orientation, design and materials of buildings,*
- o the scale, design and materials of the development (highways, footways, open space and landscape), and is sympathetic to the setting of any heritage asset,*
- o respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site,*
- o creates safe, accessible and well-connected environments that meet the needs of users,*
- o Will not result in unacceptable levels of light, noise, air or water pollution,*
- o Makes best use of the site to accommodate development,*
- o Car parking is designed and located so that it fits in with the character of the proposed development.*

Proposals affecting a listed building, conservation area, building of local interest or public park of historic interest or their setting should preserve or enhance their special interest and/or distinctive character'.

Principle DG49 of the Mid Sussex Design Guide states:

'Extensions should typically use simple, uncomplicated building forms to compliment and coordinate with the scale, form and massing of the original dwelling. The design approach may benefit from coordinating with the existing pattern of window and door openings as well as employing facing materials to match those of the existing dwelling. Otherwise, it should demonstrate the appropriateness of the alternative approach.'

Principle DG50 of the Mid Sussex Design Guide SPD relates specifically to front and sided extensions states the following:

'Front extensions are more likely to be acceptable where the building line is staggered or where the dwelling is set well back from the road. They are less likely to be acceptable in streets with a strong consistent building form as they risk disrupting the underlying order.

Where front extensions are considered acceptable, they should normally be limited to a modest single storey or porch-type extension that reflect the character of the existing property

Side extensions should normally be subservient to the original dwelling and typically be set-back from the front of the house to help define the original building.

The gaps between dwellings can sometimes positively contribute to articulating (for example, through the consistent rhythm of repeated houses) and adding interest in a street frontage or by providing views / visible connections to the surrounding countryside. Side extensions will therefore need to appropriately

respond to the character of the street form and will not normally be accepted where they close an important gap and view'

Side extensions widespread within the streetscene including at No.19 (HH/320/88), No.36 (00/00798/FUL and 12/00094/FUL), No.42 (DM/21/1025), No.48 (13/02669/FUL), No.54 (04/02238/FUL) and No.62 (HH/054/93).

The two-storey side extension is modest in width, would be clearly subservient to the ridge height of the existing dwelling and whilst highly visible would use matching materials to the existing dwelling.

Single storey front extension in various forms are widespread within the streetscene including at No.36 (12/00094/FUL), No.54 (04/02338/FUL) and No.62 (02/01306/FUL).

Whilst larger than the porch style suggested under principle DG50 the design guide, it would be a subservient and in keeping enlargement to the existing dwelling. Whilst highly visible, the materials would be matching. A recessed porch in the style of DG50 of the Mid Sussex Design Guide is noted.

Therefore, the proposal is deemed to comply with DP26 of the Mid Sussex District Plan and E9 and H9 of the Haywards Heath Neighbourhood Plan.

Impact on neighbouring properties

Policy H9 states that proposals should "safeguard" adjoining neighbours amenity whereas policy DP26 of the MSDP states that development should not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution. There is therefore some conflict between the District Plan and Neighbourhood Plan in this respect.

Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published. As such, policy DP26 of the MSDP is considered to take precedence and therefore the test in this instance is whether the development causes significant harm to neighbouring amenities as outlined above.

In terms of light and outlook, the proposal is set north of the most affected set forward No.34 Wood Ride. It is also noted that the first-floor window at No.34 is obscure glazed. Therefore, significant harm will not be caused.

In terms of overlooking whilst there will be an additional first floor windows are proposed, they will not be more harmful than the existing first floor windows. The new side window in the loft serving the landing will be conditioned to be obscure glazed.

Therefore, in terms of neighbour amenities, the proposal is deemed to comply with policies DP26 of the Mid Sussex District Plan and H9 of the Haywards Heath Neighbourhood Plan.

Biodiversity Net Gain

Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. This is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. As a householder application this development is exempt from the requirement to provide biodiversity net gain.

PLANNING BALANCE AND CONCLUSION

The proposal is considered to be of an appropriate design that are in keeping with the existing dwelling and will not cause harm to the surrounding area, coupled with this significant harm is not deemed to be caused to neighbouring amenities.

In conclusion, the proposal would accord with the requirements of policy DP26 of the Mid Sussex District Plan as well as policies E9 and H9 of the Haywards Heath Neighbourhood Plan and the requirements of the NPPF. The application is therefore recommended for approval.

Decision: Permission

Case Officer: Andrew Horrell